

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1: HOLLAND JONATHAN	
Owner 2: HOLLAND SARAH LAND	
Owner 3:	

Street 1: 38 MENOTOMY RD UNIT 1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: COMMERFORD SUSAN R -

Owner 2: -

Street 1: 38 MENOTOMY RD UNIT 1

Twn/City: Arlington

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Wood Shingle Exterior and 1655 Square Feet, with 2 Units, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7429																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	512,900	3,700		516,600		210270
							GIS Ref
							GIS Ref
							Insp Date
							09/05/18

Entered Lot Size

Total Land:

Land Unit Type:



USER DEFINED

Prior Id # 1:	83279
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	00:24:34
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT		Parcel ID		TAX DISTRICT		PAT ACCT.	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2020	102	FV	504,900	3700	.	508,600	508,600
2019	102	FV	473,300	3700	.	477,000	477,000
2018	102	FV	417,300	3700	.	421,000	421,000
2017	102	FV	379,400	3700	.	383,100	383,100
2016	102	FV	379,400	3700	.	383,100	383,100
2015	102	FV	349,800	3700	.	353,500	353,500
2014	102	FV	333,300	3700	.	337,000	337,000
2013	102	FV	333,300	3700	.	337,000	337,000

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
3/17/2017	275	Solar Pa	6,528	C					9/5/2018	Measured	DGM	D Mann					
4/7/1993	91	Manual	2,900						4/12/2000	Inspected	276	PATRIOT					
									11/30/1999	Measured	243	PATRIOT					
									1/1/1982		KM						

Sign: VERIFICATION OF VISIT NOT DATA

